

DRAFT  
TOWN OF CHESTER  
BOARD OF SELECTMEN  
SPECIAL MEETING

November 4, 2015  
Minutes

PRESENT: John DeBenedetti; Tom Bock; William Lindsay; Heather Chase; Arne Jonynas; David Pisha

VISITORS: Julie Hance; Shawn Cunningham; Edward Huse; Cil Mathews; Jeff Holden; Frank Bidwell; Tory Spater; William Dakin; Lynne Reed; Michael Alon; Steven Davis; Derek Suursoo; Cil Mathews; Michele Bargfrede

The meeting was called to order at 7:06 p.m. by Chairman DeBenedetti.

There were no additions or deletions to the agenda.

1. APPROVE MINUTES:

October 21, 2015:

A motion was made by Tom Bock to approve the October 21, 2015 minutes of the Chester Selectboard meeting and Executive Session Meeting Record. Seconded by William Lindsay. The motion passed.

2. CITIZEN'S COMMENTS:

There were no citizen's comments.

3. OLD BUSINESS:

Economic Development: David Pisha stated that this is on the agenda.

Popple Dungeon: David Pisha stated that Popple Dungeon is now finished completed.

Paving: David Pisha stated that Pike is continuing paving throughout town. The paving along the Green will take place tomorrow. He indicated that the railroad has not yet been touched. There were issues regarding the lack of a certified flagger for the railroad. David Pisha stated that paving of the railroad is anticipated to take place next week. He further noted that Pike is anticipating paving on Veteran's Day.

Cavendish Culvert: David Pisha stated that Cavendish Culvert is still undergoing construction. They are hoping to be done in one week.

Yosemite Fire House: David Pisha stated that an inventory book has been prepared of the items remaining in the Yosemite Fire House and is available for viewing. Ownership of all of the items has not yet been determined, but will need to be researched or figured out. David Pisha stated that Harry Goodell's opinion is that the vehicles are town property. John DeBenedetti stated that he would like the vehicles added to the insurance list. David Pisha stated that several smaller items were brought to the Historical Society. He stated that he will follow up with the Bargain Corner to determine which items were brought there.

Bill Lindsay stated that he would like the flag for Town Hall to be added to the Old Business list.

Frank Bidwell questioned the status of the Conflict of Interest Policy and the Purchasing Policy. Heather Chase said she will be bringing it up during new business/next agenda.

#### 4. INFORMATION BOOTH PROPOSAL:

Steve Davis stated that the information booth was built in the late 70s. He gave a history of what the businesses are doing to promote business in Chester such as the brochure.

He stated that there has become an issue with the lack of a bathroom facility on The Green. The proposal is to make this into a town/business/community initiative. The Information Booth building is owned by the Okemo Valley Chamber of Commerce. They have stated that they will give the building to the Town of Chester. The current facility has a 500 gallon disposal tank that has to be pumped approximately 3 times each year which could cost a total of \$900.00 over the summer, as has been in the past. It was further discussed that the bathroom should be handicap accessible. Mr. David further indicated that the bathroom needs to be spiffed up and upgraded. The facility would be opened and kept stocked by the businesses on The Green. The Chamber requested that their material remain allowed to be on display in the facility.

Tom Bock stated that he wants to see the total costs. It was noted that the sewer hookup cannot happen with the building in its current location. It would require mature maple trees to be removed. The building could be moved to a new location. Discussion ensued.

Heather Chase stated that she feels that this is the responsibility of the town to support our village center. The businesses on The Green would spend the time to open the building, clean it up and create a map for the outside of the building. The music series is also willing to help pay for some of the costs for pumping. Following discussion, it was understood that the Memorandum of Understanding would be between the town and the CEDC.

Michael Alon stated that the Okemo Chamber is donating the building to the town which has a substantial value. The building was originally built by the Chester Chamber of Commerce and came under the ownership of the Okemo Valley Chamber of Commerce several years later.

Tom Bock stated that he wants to see the costs of performing this function. Michele Bargefrede stated that she would like to see the numbers also include leaving the building as is since it is functioning. Lynne Reed stated that she would like to see Chester at least take ownership over the building. It was agreed that this will be added to the next agenda.

5. FIRE HYDRANT REPORT:

Jeff Holden provided a report regarding the number of hydrants in town as well as the number that need to be fixed. He indicated that there are 6 hydrants in the water project scope instead of the 5 that he had in his report. Currently, all hydrants are working but they do freeze up in the winter sometimes and some of them operate in the opposite direction. He would like to get these removed from the system.

Jeff stated that he does not currently have the man power to exercise these hydrants every year as they are supposed to be done. He would also like to have them maintained and painted so that they look better. They need to be mowed and trimmed in the summer months as well. Jeff Holden suggested that maybe some college students who need internship could help.

Arne Jonynas suggested that the hydrants be put on a replacement schedule so that the town does not get into this situation again. David Pisha suggested bonding for the worst hydrants. It was agreed that David Pisha will sit with Jeff to discuss maintenance for next year.

6. 2016 DRAFT GENERAL FUND BUDGET:

Julie Hance provided an explanation of a grant that she would like to apply for to help create a Master Plan for the entire town, with the primary focus being on the Village Center Designated Area.

A motion was made by Heather Chase to authorize Julie Hance to apply for the Strong Communities Better Connections Grant for the creation of a Master Plan. Seconded by Arne Jonynas. The motion passed.

David Pisha reviewed the Capital Plan Bonding proposal. This would help to flatten out the expenses and flatten out the transfer. William Lindsay suggested that the fire truck should be included in the bond. John DeBenedetti stated that the dump truck could be moved out of the bond into the regular capital plan. William Lindsay questioned if the paving amount is a good number. Discussion ensued regarding the Road Surface Management Survey. William Lindsay stated that he would like to see a list of the proposed roads to be paved. Arne Jonynas stated that he is having a hard time understanding how this program works. Derek Suursoo expressed his concerns regarding the concept of bonding for capital purchases. Frank Bidwell questioned what level of scrutiny was done for each item that was requested for the bond. David Pisha responded

that these are not wishful thinking items but are needs. William Lindsay questioned how the numbers were identified. Frank Bidwell questioned when the users are going to stop being burdened for items that benefit the entire town. Discussion ensued regarding various options of the capital plan. Heather Chase asked David to show the repayment taking place in 2017. John DeBenedetti asked David to show the large items removed from the bond and put back into the capital plan.

David Pisha stated that water/sewer will be on the next agenda. He stated that the General Fund Budget shows revenues and expenses to date. Derek Suursoo questioned the changes in the medical insurance line item. David Pisha explained that the policy premium increased. However, the deductible and copay line was decreased. These numbers are using 2016 rates.

7. NEW BUSINESS/NEXT AGENDA:

It was agreed to add the Information Booth, the 2016 Budget, the financial update, the Conflict of Interest Policy and Purchasing Policy; as well as the paving schedule with costs to the next agenda.

The Selectboard proceeded to sign a Cemetery Deed.

8. STATUS OF PURCHASE & SALE AGREEMENT FOR LAND PURCHASE:

David Pisha stated that the attorney for O'Neil Sand & Gravel drafted a Purchase and Sale Agreement which has been reviewed by Jim Carroll. Jim Carroll instructed that the document itself is not an executive session item since terms are known, but legal advice from him would be executive session.

Heather Chase and Arne Jonynas mentioned that there needs to be language regarding the personal property that is to be acquired. It was agreed that David Pisha will let Jim Carroll know about this needed change.

9. EXECUTIVE SESSION:

There was no need to hold an Executive Session.

10. ADJOURN:

A motion was made by Tom Bock to adjourn. Seconded by Arne Jonynas. The motion passed. The meeting adjourned at 9:38 p.m.

Julie Hance  
Secretary of the Select Board

Heather Chase  
Clerk of the Select Board

The SAPA-TV recording of this meeting is hereby made a part of the permanent minute record of this meeting.